

**Orchard Hill's Homeowners Community Meeting
October 27, 2016**

Attended: Peg Reilly, Tim Metzner, Lou Waldorf, Robert Brickley and Nancy Martin

Absent: Camille Croteau

Meeting started at 7 P.M.

Peggy: She thanked everyone for coming and the Board of Directors introduced themselves.

She asked if there were any new residents or first time attendees and the answer was no. The minutes from the last community meeting could not be approved because there was not a quorum. It will be voted on next meeting.

1. She had a request to have to stop signs cleaned up. After a phone call, the city came out and replaced some of the older ones but not all of them.
2. Another request was for a stop sign at the end of Iroquois Avenue and Fairway Street. Cars just make the turn at high speed. The city denied the request.
3. She stated that welcome letters have been mailed out to all new homeowners.
4. The mildew on the front brick sign has been removed.
5. The Architectural committee report: Approval has been made for 3 pools, 2 solar panel installations, 3 decks, 3 hot tubs, replacement of a front walk, replacement of front windows (from grills to no grills), and lots 118,182,183,170 and 171 were approved for construction.
6. Reminder that the website is updated and the board meets monthly to verify financial stability.
7. The gazebo vote did not pass. 121 votes were needed to pass and we only received a total of 128. 53 homeowners did not vote.

Lou: 1. Checking account has \$7,069.99 and the CD Pond Fund has \$49,500.10.

2. Collections for the year are \$30,838.66. The amount we were due was \$29,865.00. Two properties did not pay and liens were filed. Another property has only paid half and we are being patient to get the remainder.

3. Were there any questions on the updated budget as of 9/30/16 that was included with the mailing notice? There were no questions. Only the irrigation cost was over budget and we still have a problem with one of the areas that we are trying to get repaired.

Peg: She asked if anyone wanted to join the board since she was leaving and so was Robert Brickley. That would leave the board with three members short since we have been operating on short for a while. Someday the other members will retire and if we don't have replacements, we will have to get a management company to run our HOA and they charge \$15,000. at least which would increase the annual assessment fee for everyone. Chris Mergner, Anne Villalobos and Lisette Gilbert Mees volunteered. She stated that the signs and markers would be put out Halloween around the circle so that the cars don't run over the irrigation heads when they park. She opened the meeting up for questions.

Chris Mergner: Would it be okay if a gazebo was donated and cost us nothing? Maybe only a sign showing who donated it would be on the gazebo.

Bill Croteau: A lot of residents have voiced concern over kids from other neighborhoods making the gazebo a hangout.

Lynn Baker: Who is going to pay for the maintenance?

Tim Metzner: Maintenance would be minimal and could be included in the budget without a special assessment. The board will look into adding a gazebo without approval and advertisement for next meeting.

Lynn Baker: He complained about the school tax increase and could the HO write a letter.

Peg: The HOA could not do that without knowing how the whole community thinks about it. There already is a group that was started by people from The Meadows at Shawnee which included other HOAs who are addressing the tax increase. She will give them the contact information.

Meeting adjourned at 7:17 P.M.